

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
JULY 17, 2014

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:05 p.m. in the Council Chambers at City Hall by Chairman Olson.

The following members were present:

M. Roberts
J. D'Alessandro
J. Hunter
R. Baur
T. Stotko
B. Olson

The following members were absent:

K. Meinel

Also present:

Bonnie Schaeffer, Zoning Adm.
Gary Welsh, City Engineer
Randy Leece, City Attorney

Visitors:

Matt Hieb
Debbie Singer
Jason Day

APPROVAL OF MINUTES

There were no minutes approved at this time.

PUBLIC HEARING

No public hearing.

CONDITIONAL USE PERMIT, SITE PLAN, ARCHITECTURAL REVIEW & LANDSCAPE PLAN/FAIRWAYS EDGE MEMORY CARE FACILITY/FLITCROFT-AC PROPERTIES

Innovative Construction Management LLC, applicant, submitted an application for Conditional Use Permit (CUP), Architectural Review, site plan and landscape plan to construct a memory care facility at the northwest corner of Country Club Parkway and Fairway Lane (Tax Key No. YFE100006 and YFE100007) property owned by Flitcroft-AC Properties, LLC. Discussion whether to approve 36 units or all 72 units at this time.

Motion(Olson/Roberts) to approve CUP, Architectural Review, site plan and landscape plan requested by Innovative Construction Management LLC, applicant, to construct a memory care facility (36 units) at the northwest corner of Country Club Parkway and Fairway Lane (Tax Key No. YFE100006 and YFE100007) subject to the conditions outlined in the Zoning Administrator's July 3, 2014 Staff Report with applicant required to return to Plan Commission for approval of additional 36 units at a future date. Roll Call Vote: Roberts-Yes; D'Alessandro-Yes; Hunter-Yes; Baur-Yes; Stotko-Yes; and Olson-Yes. Motion carried unanimously.

CONCEPTUAL SITE PLAN & PARKING EXCEPTION/JERBILS & LIZARDS INC

SMR Acquisitions Company LLC, applicant, submitted a conceptual site plan to construct an 8,400 square foot retail building with associated parking and loading areas to be constructed at 811 North Wisconsin Street (YA208300003) for property owned by Jerbils and Lizards, Inc. Applicant is also requesting an exception to allow 28 parking spaces including 2 handicap spaces rather than the required 28 spaces not to include any necessary handicap spaces. After some discussion it was determined that the applicant would be required to return to Plan Commission with a full site plan along with request for the parking exception. First appearance, no action taken.

VACATION & ABANDONMENT OF EASEMENTS/LANCO LLC (PRECISION PLUS)

Motion (D'Alessandro/Hunter) to approve the vacation and abandonment of the easements requested by Lanco LLC (Precision Plus) for property located at 840 Koopman Lane (Tax Key No. YA311900001). Roll Call Vote: Roberts-Yes; D'Alessandro-Yes; Hunter-Yes; Baur-Yes; Stotko-Yes; and Olson-Yes. Motion carried unanimously.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, August 7, 2014.

ADJOURNMENT

Motion (Roberts/Baur) to adjourn. Meeting adjourned at 7:30 p.m.

Shari McKinney
Confidential Secretary